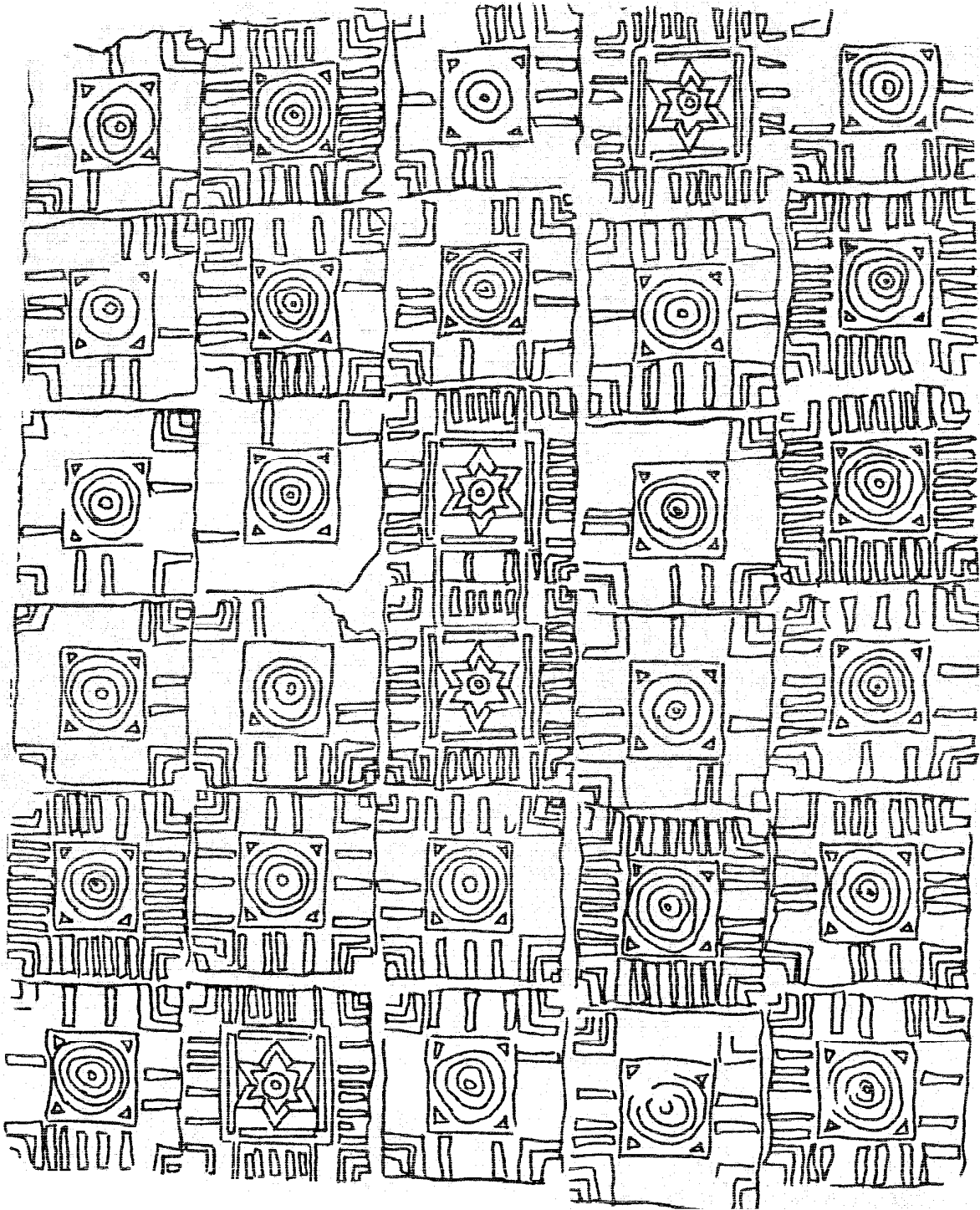


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## GUIDELINES FOR DEMOLISHING BUILDINGS

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**7 GUIDELINES FOR DEMOLISHING BUILDINGS**

In addition to these guidelines there is state enabling legislation setting forth a process for demolishing buildings based on their value and related to a waiting period. (The state legislation defines the waiting period and process once the building owner applies for demolition to the review board.) This provision is already a part of Lynchburg's ordinance for the four residential historic districts and is described in the Appendix. The guidelines listed here are designed to assist the review board in determining the impact of a proposed demolition on the historic character of a district.

- |     |   |  |
|-----|---|--|
| 7.1 | What is the reason for demolishing the building? Is demolition the only means of fulfilling the stated need?  | the structure diminish that potential?   |
| 7.2 | What is the relative quality of original design, uniqueness of design, frequency of design in the district, and importance of the designer or architect?  | 7.6 Has there been a professional feasibility study for rehabilitating or re-using the structure? Has the building been offered for sale for the purpose of rehabilitation?  |
| 7.3 | How old is the structure and what is its association with important events and/or persons either locally, regionally, or nationally?  | 7.7 Is it possible for the owner to receive a fair market rate of return on the structure or is the retention of it causing a true financial burden to the owner? (See 6.9 under Guidelines for Moving Structures for a discussion of "inordinate hardship") |
| 7.4 | Is the building a major structure on the street or is it one of a series of similar buildings that forms a unified streetscape? Would its elimination be detrimental to the overall scale, rhythm, design and importance of the district? |  |
| 7.5 | Is the district now, or could it be, a place of interest for tourists, new businesses, and increased real estate values, and would the elimination of   |  |